

Appendix E: Handouts

BACKGROUND INFORMATION

Section 3182 of the Water Resources Development Act of 2007 (Pub. L. 110–114) directed the Secretary of the Army to offer to convey, at fair market value, to the city of Denison, TX, approximately 900 acres of land located along the eastern shore of the Little Mineral Arm of Lake Texoma in Grayson County, TX. The exact acreage and description of the property will be determined by a survey. The property is currently owned by the U.S. Government and managed by the Tulsa District Corps of Engineers as a part of Lake Texoma.

The purpose of the Environmental Impact Statement (EIS) is to address alternatives and evaluate environmental impacts associated with the conveyance of Federal land at Lake Texoma to the City of Denison.

Upon receipt of title to the property, the City of Denison intends to develop the area, in conjunction with development of adjacent private lands, to include such features as single and multi-family residential housing, hotel and conference facilities, golf course(s), retail and commercial space, office and light industry, public boat ramp(s), beach and yacht clubs, and related commercial development facilities.

Reasonable alternatives to be considered include varying amounts of acreages to be conveyed, alternative deed restrictions on conveyed lands, varying development features and locations, alternative locations and nature of shoreline development, and no action.

Issues to be addressed in the EIS include but are not limited to:

- (1) Socioeconomic impacts associated with planned development
- (2) Matters pertaining to shoreline management and potential changes to the Lake Texoma shoreline management plan in the immediate area of the conveyance
- (3) Potential impacts to cultural and ecological resources
- (4) Public access and safety
- (5) Impacts to lake use and recreation
- (6) Aesthetics
- (7) Water and wastewater infrastructure
- (8) Lake water quality
- (9) Traffic patterns
- (10) Terrestrial and aquatic fish and wildlife habitat
- (11) Federally-listed threatened and endangered species
- (12) Cumulative impacts associated with past, current, and reasonably foreseeable future actions at Lake Texoma.

Comments received as a result of public scoping meeting will be used to assist the Tulsa District Corps of Engineers in identifying potential impacts to the quality of the human or natural environment. The draft EIS will be available for public review and comment. While the specific date for release of

the draft EIS has yet to be determined all parties expressing an interest in this action will be placed on a mailing list for receipt of the draft EIS.

Section 3182 of the Water Resources Development Act of 2007 (Pub. L. 110–114) directed the Secretary of the Army to offer to convey, at fair market value, to the city of Denison, TX, approximately 900 acres of land located along the eastern shore of the Little Mineral Arm of Lake Texoma in Grayson County, TX. The exact acreage and description of the property will be determined by a survey. The property is currently owned by the U.S. Government and managed by the Tulsa District Corps of Engineers as a part of Lake Texoma.

The purpose of the Environmental Impact Statement (EIS), prepared under the National Environmental Policy Act, is to address alternatives and evaluate environmental impacts associated with the conveyance of Federal land at Lake Texoma to the City of Denison.

Upon receipt of title to the property, the City of Denison intends to develop the area, in conjunction with development of adjacent private lands, to include such features as single and multi-family residential housing, hotel and conference facilities, golf course(s), retail and commercial space, office and light industry, public boat ramp(s), beach and yacht clubs, and related commercial development facilities.

Reasonable alternatives to be considered include:

- (1) varying amounts of acreages to be conveyed
- (2) alternative deed restrictions on conveyed lands
- (3) varying development features and locations
- (4) alternative locations and nature of shoreline development
- (5) no action

Issues to be addressed in the EIS include but are not limited to:

- (1) Socioeconomic impacts associated with planned development
- (2) Matters pertaining to shoreline management and potential changes to the Lake Texoma shoreline management plan in the immediate area of the conveyance
- (3) Potential impacts to cultural and ecological resources
- (4) Public access and safety
- (5) Impacts to lake use and recreation
- (6) Aesthetics
- (7) Water and wastewater infrastructure
- (8) Lake water quality
- (9) Traffic patterns

Comments received as a result of the public scoping meeting will be used to assist the Tulsa District Corps of Engineers in identifying potential impacts to the quality of the human or natural environment. Comments received through October, 14, 2008 will be summarized in a scoping report and used to focus EIS efforts. The draft EIS will be available for public review and comment. While the specific date for release of the draft EIS has yet to be determined all parties expressing an interest in this action will be placed on a mailing list for receipt of the draft EIS. Comments are welcome anytime and will be considered throughout the NEPA process

Point of contact for comments:

Steve Nolen
U.S. Army Corps of Engineers
Attn: CESWT-PE-E
1645 South 101st East Avenue
Tulsa, OK 74128-4629
(918) 669-7660,
Fax: (918) 669-7546
E-mail: Stephen.L.Nolen@usace.army.mil.

General Information

Denison Land Conveyance

Open House

September 11, 2008



**US Army Corps
of Engineers®**
Tulsa District

Denison Land Conveyance The NEPA Process

National Environmental Policy Act (NEPA) Section 102 of the NEPA requires Federal agencies to incorporate environmental considerations in their planning and decision-making process through a systematic interdisciplinary approach. Specifically, Federal agencies are to assess the environmental impacts of and alternatives to major federal actions significantly affecting the environment. Actions are classified as one of the following:

- Categorically Excluded, no evaluations required for routine actions
- Finding of No Significant Impact (as identified in an Environmental Assessment)
- Finding of Significant Impact (as identified in an Environmental Impact Statement and Record of Decision)

NEPA Process

An environmental impact statement includes the following:

1. Scoping of issues, including:

- Early coordination with federal, state and local agencies
- Early public involvement in all aspects of evaluations

2. Identification of existing environmental conditions, such as:

- Environmental quality, including air, water, soils
- Social and socioeconomic conditions
- Natural resources, including fish, wildlife, and plants
- Endangered and threatened species
- Historical and cultural resources, including archeological materials
- Initial assessment for any hazardous, toxic, or radiological wastes

3. Identification of future changes in environmental conditions without the proposed Federal action, including:

- Determination of changes expected to occur without the proposed Federal action
- Inclusion of all environmental conditions

4. Identification of future changes in environmental conditions for the proposed actions, including:

- Determination of changes (impacts) expected to occur as a result of the action
- Identification of significant changes (impacts), if any

5. Public and agency review and comment, including:

- Early scoping with public and agencies
- Consultation with Federal, State, Tribal, and local agencies
- Public and agency review and comment on draft document
- Comment on final decisions

Scoping Process

The scoping process is a method of soliciting suggestions, comments, and questions about potential actions. Scoping is started early in the NEPA process and continues throughout the entire analysis, evaluation, and decision making process. The Federal agency sponsors public workshops and publishes written notices to inform the public and other agencies about the NEPA process being conducted for proposed actions. The public is invited to comment on alternatives to the action as well as on possible environmental consequences of that action. For the Denison Land Conveyance, an open house is being held in September 2008 as part of the scoping process. Personnel from the U.S. Army Corps of Engineers have mailed notices regarding the evaluation to federal, state and local agencies and to those persons who have expressed interest in the study. Based on information collected during this scoping process, the Corps will develop a draft document that identifies impacts, including those deemed significant. The draft document will be made available for public review and comment, and meetings or workshops will be held to discuss the draft document, if warranted.

Point of Contact

The Corps is preparing a draft environmental impact statement for Denison Land Conveyance and will include all public comments, questions, and agency responses received. Comments and questions on the study may be submitted at the public involvement open house to be held September 11th 2008, or forwarded to:

Steve Nolen
U.S. Army Corps of Engineers
Attn: CESWT-PE-E
1645 South 101st East Avenue
Tulsa, OK 74128-4629
(918) 669-7660,
Fax: (918) 669-7546
E-mail: Stephen.L.Nolen@usace.army.mil.

Comments received by October 14th, 2008 will be used to focus the Environmental Impact Statement.

**Denison
Land Conveyance**

**Water Resource Development Act
(WRDA) 2007**

SEC. 3182. LAND CONVEYANCES.

(j) DENISON, TEXAS.—

(1) IN GENERAL.—Not later than 90 days after the date of enactment of this Act, the Secretary shall offer to convey at fair market value to the city of Denison, Texas, all right, title, and interest of the United States in and to the approximately 900 acres of land located in Grayson County, Texas, which is currently subject to an application for lease for public park and recreational purposes made by the city of Denison, dated August 17, 2005.

(2) SURVEY TO OBTAIN LEGAL DESCRIPTION.—The exact acreage and description of the real property referred to in paragraph (1) shall be determined by a survey paid for by the city of Denison, Texas, that is satisfactory to the Secretary.

(3) CONVEYANCE.—Not later than 90 days after the date of acceptance by the city of Denison, Texas, of an offer under paragraph (1), the Secretary shall convey the land surveyed under paragraph (2) by quitclaim deed to the city of Denison, Texas.

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